

086.0

0002

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

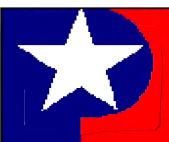
Total Card / Total Parcel
808,500 / 808,500

USE VALUE:

808,500 / 808,500

ASSESSED:

808,500 / 808,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
108		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: SCELFO MICHAEL P	
Owner 2: GENTILE ELLEN	
Owner 3:	

Street 1: 108 MADISON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: VAN VUGT LORETTA TRUSTEE -

Owner 2: VAN VUGT TRUST -

Street 1: 108 MADISON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .207 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1976, having primarily Wood Shingle Exterior and 1928 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9000		Sq. Ft.	Site		0	70.	0.77	6									483,002						483,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9000.000	325,500		483,000	808,500		54372
							GIS Ref
							GIS Ref
							Insp Date
							07/19/18

PREVIOUS ASSESSMENT								Parcel ID	086.0-0002-0002.A	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	325,500	0	9,000.	483,000	808,500		Year end	12/23/2021
2021	101	FV	315,800	0	9,000.	483,000	798,800		Year End Roll	12/10/2020
2020	101	FV	315,700	0	9,000.	483,000	798,700	798,700	Year End Roll	12/18/2019
2019	101	FV	257,200	0	9,000.	476,100	733,300	733,300	Year End Roll	1/3/2019
2018	101	FV	253,200	0	9,000.	365,700	618,900	618,900	Year End Roll	12/20/2017
2017	101	FV	253,200	0	9,000.	345,000	598,200	598,200	Year End Roll	1/3/2017
2016	101	FV	253,200	0	9,000.	317,400	570,600	570,600	Year End	1/4/2016
2015	101	FV	251,700	0	9,000.	296,700	548,400	548,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VAN VUGT LORETT	70336-262		12/5/2017		685,000	No	No		
VAN VUGT LORETT	31623-462		7/20/2000	Convenience		1	No	4	
VAN VUGT LORETT	26914-36		12/18/1996			1	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/19/2018		MEAS&NOTICE							PH			Patrick H
11/20/2008		Meas/Inspect							355			PATRIOT
11/1/2000		Hearing N/C							189			PATRIOT
4/8/2000		Inspected							276			PATRIOT
1/19/2000		Mailer Sent										
1/19/2000		Measured							263			PATRIOT
8/6/1993									MF			

Sign: _____ VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

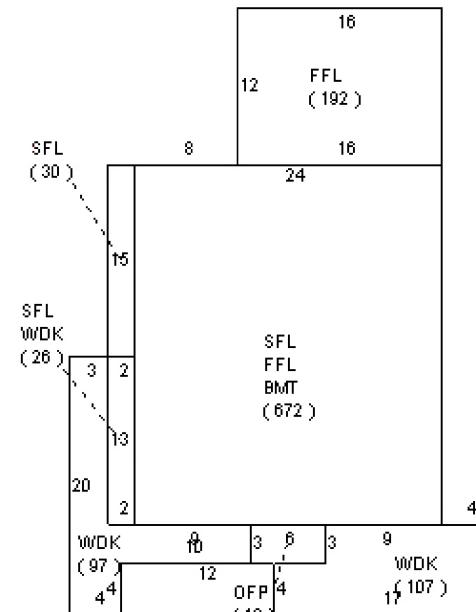
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	brown	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

RESIDENTIAL GRID

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1976
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet 50%
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION

Avg

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MOBILE HOME**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Serial #	Year:	Color:	Total Yard Items:	Total Special Features:	Total:
2	Frame Shed	D	Y	1	8X10	A	AV	1980	0.00	T	31.2	101												
2	Frame Shed	D	Y	1	6X8	A	AV	1980	0.00	T	31.2	101												

SKETCH